

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA**

Minutes of July 14, 2014

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Hibbard, Lahti, Radabaugh, Pederson, Seymour,
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Genskow, Ms. Rosenau

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1545-14) – TR-1A and R-1A to R-1, Camden Court**
and
PRELIMINARY PLAT (P-2-14) – Independence Park, 7th Addition

Mr. Tufte presented a request to rezone property on the north side of LaSalle Street, east of E. Princeton Avenue, from TR-1A and R-1A to R-1, and to approve the preliminary plat for Independence Park 7th Addition. The Comprehensive Plan identifies the site as being low-density residential development.

The preliminary plat has 9 lots for single-family home construction and an outlot for drainage detention. The outlot should be dedicated to the City. The lots need to meet the minimum standards for design in an R-1 District of 60' width and 8,000 square feet in area. Lots #3 and #4 are noted on the plat as being less than 8,000 square feet in size. Applicant will need to adjust the lot lines on the final plat to provide at least 8,000 square feet in lot size for all building lots with this plat. Lots #6 and #7 appear to have areas in excess of 20% grade. These areas must be legally defined and labeled "non-buildable" on the final plat for compliance with the City's Sewer Service Area Plan or they can apply for an exception to this standard. A reasonable area must be shown on these lots as buildable with this restriction.

Lot access is provided with a short cul-de-sac named Camden Court. Utility easement requests for Xcel Energy, AT & T, and Charter Communication must be shown on the final plat.

Mr. Hibbard questioned whether Lots 5 & 6 could be built within the utility easement area. Mr. Tufte stated the homes could be located to the front of it.

Mr. Hibbard asked why the City taking ownership of the detention pond. Mr. Genskow stated if it drains into a public right-of-way, the City takes ownership.

Ms. Mitchell moved to recommend approval the rezoning and preliminary plat with the conditions noted in the report. Ms. Ebert seconded. The motion passed unanimously.

2. **PUBLIC ZONING (PZ-1403) – Storage Building for Central Maintenance**

Mr. Tufte presented a request to approve a site plan in a P-Public District for a storage building to be located on the east side of Forest Street, across from the Central Maintenance building. The site plan shows a 65' x 75' building on the site with overhead doors facing north and south. Site access is via the existing curb cut to the site. The building is shown at a 30' setback from the street and a 40' setback from the alley to the south. The building elevation shows a metal-sided building with a partial masonry-appearance siding toward the street. It will be used to store existing material on this site and other material in the future.

Mr. Pederson asked if any screening would be provided to residents to the south. Mr. Tufte indicated there are some existing shrubs.

Mr. Dave Solberg, City Engineer, stated the storage building is intended for long-term storage.

Mr. Hibbard moved to recommend approval of the site plan. Mr. Seymour seconded. The motion passed unanimously.

3. **PUBLIC ZONING (PZ-1404) – Storage Building, CVTC West Campus**

Mr. Tufte presented a request to approve a site plan in a P-Public District for a tensile fabric structure for storage at the CVTC West Campus. The site plan shows a 72' x 300' building. The building will be used for vehicle and equipment storage. The fabric material used for construction of the building will be reviewed by the State of Wisconsin with building plan review for compliance with State Building Code. The building is central to the campus location, with the existing truck driver maneuvering facility to the west and the existing police car parking and bank simulation to the east. The site for the building is wooded and will be cleared to make room for the building. The access to the building is the existing drive to the truck driving facility to the north and a new drive connecting to the existing driveway for the simulation area to the south.

Mr. Hibbard questioned if the building meets building codes. Mr. Tufte stated the State will review the building plans.

Ms. Ebert asked what the fabric is made of.

Ms. Disa Wahlstrand, Ayres Associates, stated the fabric is a high density polyethylene. The top will be white with green sides. Ms. Wahlstrand stated they will coordinate with Fire Department on fire hydrant location.

Mr. Hibbard asked what the anticipated lifespan of this structure is.

Mr. Rob Bagley, CVTC, the structure is has a 16 year warranty and the fabric has a 10 year warranty.

Mr. Radabaugh moved to recommend approval of the site plan with the conditions as noted in the report. Mr. Pederson seconded. The motion passed unanimously.

4. **EXCESS PROPERTY – Silvermine Ski Jumping Complex**

Mr. Todd Chwala, Parks & Recreation, stated in 1967 the Eau Claire Ski Club purchased 81.5 acres of land to operate a ski hill on Silvermine Road in the Town of Union. In. 1969 the City purchased the property for \$1 primarily for insurance purposes and in exchange leased the property back to the Eau Claire Ski Club for \$1 per year. It is the desire of the Ski Club to re-acquire the property.

Mr. Hibbard stated he was concerned about the lack of conditions for this sale. Mr. Chwala stated they will be forthcoming.

Mr. Pederson stated it should be put in writing that the City can buy it back for \$1.

Mr. Doug Wahl, President of the Eau Claire Ski Club, stated the club is looking at making substantial improvements and upgrades to the ski hill and feels that ownership of the land would benefit fundraising efforts. He stated the club is not interested in selling off any of the property for development purposes.

Ms. Mitchell moved to recommend that the property be sold back to the Ski Club for \$1 contingent that the property reverts back to the City if the ski jumping operations cease and that none of the property would be used or sold for other purposes. Mr. Pederson seconded and the motion carried.

5. **DISCUSSION/DIRECTION**

A. **Comprehensive Plan Update Letter**

Mr. Tufte went over the draft letter with the Commission. He stated that Ms. Mitchell made several changes to the letter, which better explains the roles of the Commission and City staff. Mr. Tufte stated at the next Plan Commission meeting he will provide the appointment list and the commissioners will have to par it down.

Ms. Ebert stated she would like to add to the letter that continued attendance is very important.

Mr. Weld would like a timeline attached with the letter.

B. **Code Compliance Items** – none.

C. **Future Agenda Items** – none.

6. **MINUTES**

The minutes of the meeting of June 30, 2014, were approved.



Jamie Radabaugh, Secretary